174.0	0011	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	646,900 / 646,900
					USE VALUE:	646,900 / 646,900
					ASSESSED:	646,900 / 646,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAPIRO BARBARA L/ TRUSTEE
Owner 2:	BARBARA L SHAPIRO TRUST
Owner 3:	
Street 1:	25 ABERDEEN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHAPIRO BARBARA L -
Owner 2:	-
Street 1:	25 ABERDEEN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1459 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4008.000	268,700		378,200	646,900
Total Card	0.092	268,700		378,200	646,900
Total Parcel	0.092	268,700		378,200	646,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.45 /Parcel: 443.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116911

GIS Ref

GIS Ref

Insp Date 06/18/18

!13613!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0011-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,700	0	4,008.	378,200	646,900		Year end	12/23/2021
2021	101	FV	260,800	0	4,008.	378,200	639,000		Year End Roll	12/10/2020
2020	101	FV	260,300	0	4,008.	378,200	638,500	638,500	Year End Roll	12/18/2019
2019	101	FV	234,100	0	4,008.	372,800	606,900	606,900	Year End Roll	1/3/2019
2018	101	FV	234,100	0	4,008.	286,300	520,400	520,400	Year End Roll	12/20/2017
2017	101	FV	234,100	0	4,008.	270,100	504,200	504,200	Year End Roll	1/3/2017
2016	101	FV	234,100	0	4,008.	248,500	482,600	482,600	Year End	1/4/2016
2015	101	FV	228,300	0	4,008.	232,300	460,600	460,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:23:21

LAST REV

Date	Time
01/06/21	15:40:38
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13613

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAPIRO BARBARA	76575-529	1	12/30/2020	Convenience	1	No	No		
NAGARAJ VARUN &	30619-471		9/1/1999		290,000	No	No		
BERNER DIANE C/	25009-535		11/22/1994		184,000	No	No		Y

USER DEFINED

Prior Id # 1:	116911
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/1996	57		10,000					ADD BATH/REM BSMT.
8/3/1992	350		2,400					ADD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2018	MEAS&NOTICE	BS	Barbara S
11/20/2008	Measured	345	PATRIOT
6/19/2000	MLS		
4/21/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4008		Sq. Ft.	Site		0	70.	1.35	6									378,167						378,200	

Total AC/HA:	0.09201	Total SF/SM:	4008	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,167	Spl Credit		Total:	378,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.17798221
Adj $ / SQ:	206.736
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365110
Depreciation:	96389
Depreciated Total:	268721

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

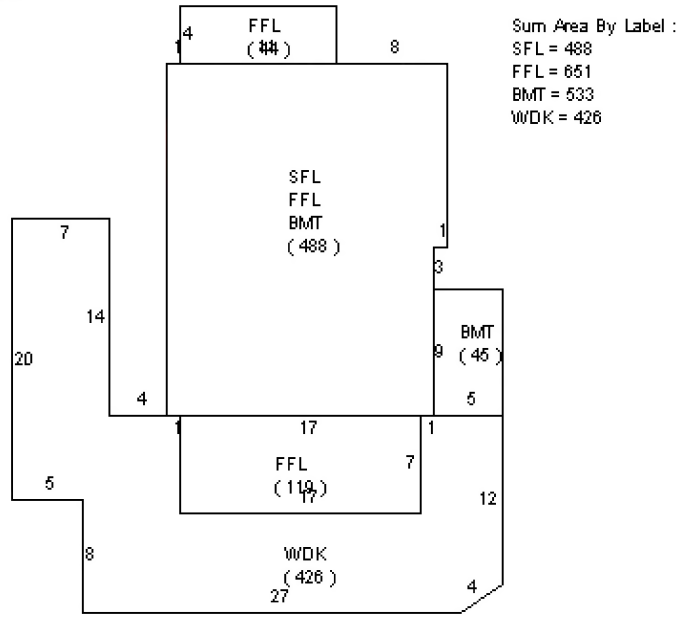
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	206.74
Special Features:	0	Val/Su Net:	128.07
Final Total:	268700	Val/Su SzAd	235.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	651	206.740	134,585
BMT	Basement	533	86.210	45,949
SFL	Second Floor	488	206.740	100,887
WDK	Deck	426	9.830	4,189

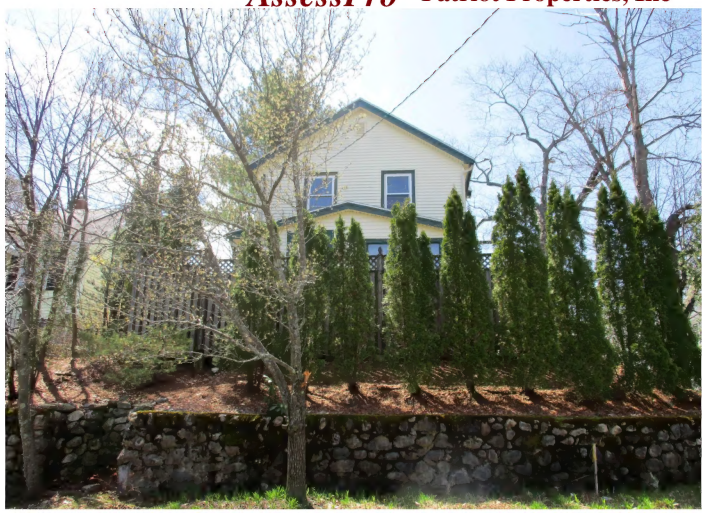
Net Sketched Area:	2,098	Total:	285,610
Size Ad	1139	Gross Area	2098	FinArea	1459
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0011-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	